

SPECIAL MEETING of the CORNWALL TOWN BOARD was held on the 22nd day of May, 2013 in the Second Floor Conference Room, 183 Main Street, Cornwall, NY

PRESENT: Supervisor
Councilpersons

D. KEVIN QUIGLEY
ELIZABETH LONGINOTT
RANDOLPH CLARK
MARY BETH GREENE

ABSENT: Councilperson

ALEXANDER MAZZOCCA

Also PRESENT: Attorney NICHOLAS PASCALE, representing attorney for Town, JAMES R. LOEB Esq.

Public Hearing – Community Development FY-2014 Block Grant – Supervisor QUIGLEY opened the Public Hearing with the reading of the Notice of Publication at 7:05 P.M. Supervisor QUIGLEY advised that we just finished last year's project; the start of Tamara Lane, which included curbing down to Main Street and drainage, and catch basins down to Funk Spring and eventually down to the river. Mr. Ron Tulloch wanted to know if we could make an application for Sands Ring since the cost is estimated to be approximately \$450,000. Supervisor QUIGLEY advised that it is only the estimate and who knows what we will find behind the walls. Mr. Tulloch wanted to know if there was a minimum or maximum to the amount you could receive via this grant. Supervisor QUIGLEY advised that typically it is between \$70,000 to \$150,000; depending on availability. Councilwoman GREENE advised that it is \$75,000 per year and has to have something to do with HUD funding. She explained that we have a map that we use and it goes by areas of senior housing, economic based for a community project. Ms. GREENE advised that you can apply for up to \$150,000, but then you are not eligible to apply for three years. We once used it for the addition on Munger Cottage and actually ended up getting \$300,000 for that project. Ms. GREENE added that if you remember when the sidewalks were done on Willow Avenue, there were a few houses that did not have sidewalks in front of them because those houses and those residents were not eligible for HUD funding. Mr. Tulloch asked if the Board could apply for two different projects. Councilwoman GREENE advised that it could only be one project. Councilwoman GREENE said that one of the concerns of applying for a grant for Sands Ring is that they will withhold their funding if the project is not totally finished within two years. Councilman CLARK advised that if Sands Ring does not get finished within two years; it won't be there. Councilman CLARK advised that as far as saying senior citizens; that is a misnomer for low and moderate income properties, because nowhere in the 225 page manual on the Community Development Block Grant do they reference seniors. Mr. CLARK added that the criteria that must be met for each category is that the records must be maintained to verify that this activity qualifies as either benefiting low and moderate income persons, addressing slums or blight, or meeting a particularly urgent community development need; which Sands Rings falls under. Mr. CLARK added that if you look at the area across the street; it will probably be well into the low and moderate income, and he thought that it had to be 70% of the median income, but was not sure it is 70% of Cornwall's median income or is it the County's median income. Councilman CLARK stated that it would be advantageous to us if it was 70% of the Town of Cornwall's median income because it will be higher than the County's. Councilman CLARK stated that we should apply for the maximum for one year to do the project at Sands Ring. Mr. CLARK advised that last year when we were looking at the map, we were looking at drainage issues at the Palisades Park Commission and Tamara Lane, and Tamara Lane was the one that we were led like a horse to drink, and that is what we did, but according to this book, there are a few areas that we can file under; even real estate, to buy land. Councilman CLARK stated that it would be a great loss for the community to lose Sands Ring. Supervisor QUIGLEY advised that we could look at Sands Ring and Tamara and seek guidance from our consulting engineer, but he thought that for the

quantity of the money we would get, it would go along way on Tamara Lane. Councilman CLARK responded that if we applied for the max that would go a long way for getting the project started. Councilwoman GREENE advised that the application was due on the 30th of this month. Councilman CLARK advised that the national objective says meeting other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare to the community and other financial resources are currently not available to meet such needs. Ms. Nancy Lewit asked if applying for the grant was discussed at the special meeting with the Friends of Sands Ring. Supervisor QUIGLEY advised that he did not believe it was not discussed at that time. Councilwoman GREENE advised that other options were discussed at that meeting. Ms. Lewit advised that when the drainage was done on Hazen Street, her house was overlooked when it was time to replace the gas line. Supervisor QUIGLEY advised that Central Hudson is replacing the lines Town-wide and unfortunately it is not always timely with the projects we do. Ms. Lewit stated that water is still a problem because on the top of the street, one of the homeowners repaired their drainage and it is now causing water problems for another of her neighbors. Supervisor QUIGLEY advised that that is something we could look at if we choose to do the Tamara Lane project. Ms. Lewit advised that she would forward a letter regarding this issue. A motion to close the Public Hearing was made by Councilman CLARK, seconded by Councilwoman LONGINOTT.

ROLL CALL VOTE: Unanimous Aye. The Public Hearing adjourned at 7:35 P.M.

Pledge of Allegiance

Public Comment on Agenda Items -- None

A motion to proceed to file a FY-2014 Community Development Block Grant application for the maximum amount for the rehabilitation of Sands Ring Homestead was made by Councilman CLARK, seconded by Councilwoman GREENE.

ROLL CALL VOTE: Unanimous Aye.

Agenda Item #1 – Resolution –Community Development FY-2014 Block Grant -- WHEREAS, heretofore the Town has determined to apply for an FY-2014 Orange County Community Development Program grant, and WHEREAS, following due notice the Town Board held a public hearing on the proposed grant application, and WHEREAS, it is necessary for the Town Board to adopt a resolution formally authorizing and retaining the Town's consulting engineers to prepare and file the application, NOW, THEREFORE, BE IT RESOLVED as follows:

1. That the Town Board is hereby submitting its Application for consideration under the FY-2014 Orange County Community Development Block Grant Program and that the chief elected official or executive officer is hereby authorized to submit this Application. They further certify that they have read and understood the Orange County Community Development Guidelines for the FY-2014 program year and have met all of its applicable requirements and that the information contained in this Application is accurate and true to the best of their knowledge, and
2. That the Town Board does hereby retain and authorize the firm of McGoe, Hauser and Edsall Consulting Engineers P.C. to prepare and submit an application for a grant under the FY-2014 Program, and
3. That the Supervisor is hereby authorized to sign the Application on behalf of the Town.

A motion to approve was made by Councilman CLARK, seconded by Councilwoman GREENE.

ROLL CALL VOTE: Unanimous Aye.

Supervisor QUIGLEY advised that he would contact our consulting engineers and see if they agree with making the application for Sands Ring. Councilman CLARK stated that all we could do was try. A motion to make a secondary submittal as per our engineer that Tamara Lane Phase Two be submitted for the grant was made by Councilwoman GREENE, seconded by Councilwoman LONGINOTT.

ROLL CALL VOTE: Unanimous Aye.

Agenda Item #2 – Appointment: Board of Assessment Review – Supervisor QUIGLEY advised that we have a candidate for the Board of Assessment Review, Ms. Maureen Giegel, who attended the required training. A motion to approve Ms. Maureen Giegel to a 5 year term on the Board of Assessment Review was made by Councilwoman GREENE, seconded by Councilman CLARK.

ROLL CALL VOTE: Unanimous Aye.

Public Comment: Mr. Ron Tulloch questioned if we asked our grant writer to look for possible grants for Sands Ring. Supervisor QUIGLEY responded that he did ask the grant writer to look into that immediately after the structural review was done. Councilman CLARK stated that he knew that as a municipality, we are bound by a lot of rules and regulations, but if the Friends of Sands Ring or the Historical Society decided to take it upon themselves to rehab the building; would it be easier? Supervisor QUIGLEY advised that we had discussed that previously, and he would have to get the legal on that from our attorney to see if an outside group; for us it would be Friends of Sands Ring or the Historical Society could make the applications.

A motion to go into Closed Session to seek legal counsel regarding litigation was made by Councilwoman GREENE, seconded by Councilwoman LONGINOTT.

ROLL CALL VOTE: Unanimous Aye. The Town Board went into Closed Session at 8:10 P.M.

Renata McGee

Town Clerk